066.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	818,100 / 818,100
					USE VALUE:	818,100 / 818,100
					ASSESSED:	818,100 / 818,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		VICTORIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHEEHAN DANIEL J & PATRICIA K/ TR
Owner 2:	23 VICTORIA ROAD NOMINEE TRUST
Owner 3:	
Street 1:	23 VICTORIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SHEEHAN DANIEL J--ETAL -
Owner 2:	SHEEHAN PATRICIA K -
Street 1:	23 VICTORIA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Aluminum Exterior and 2088 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6008.000	394,500	3,400	420,200	818,100
Total Card	0.138	394,500	3,400	420,200	818,100
Total Parcel	0.138	394,500	3,400	420,200	818,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.81 /Parcel: 391.81

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 42304

GIS Ref

GIS Ref

Insp Date 05/01/14

!5669!

PREVIOUS ASSESSMENT

Parcel ID 066.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	394,500	3400	6,008.	420,200	818,100		Year end	12/23/2021
2021	101	FV	382,100	3400	6,008.	420,200	805,700		Year End Roll	12/10/2020
2020	101	FV	382,100	3400	6,008.	420,200	805,700	805,700	Year End Roll	12/18/2019
2019	101	FV	287,900	3400	6,008.	390,200	681,500	681,500	Year End Roll	1/3/2019
2018	101	FV	287,900	3400	6,008.	390,200	681,500	681,500	Year End Roll	12/20/2017
2017	101	FV	287,900	3400	6,008.	342,100	633,400	633,400	Year End Roll	1/3/2017
2016	101	FV	287,900	3400	6,008.	312,100	603,400	603,400	Year End	1/4/2016
2015	101	FV	280,500	3400	6,008.	276,100	560,000	560,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:34:44

LAST REV

Date	Time
02/12/21	10:17:29
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5669

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHEEHAN DANIEL	76774-284	1	1/25/2021	Convenience	1	No	No		
	21448-528		10/1/1991		200,000	No	No		Y

USER DEFINED

Prior Id # 1:	42304
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/25/2013	936	Redo Bat	15,000	C				
12/21/2011	1880	Manual	2,108					air sealing & insu

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2014	Measured	PC	PHIL C
7/10/2013	Info Fm Prmt	EMK	Ellen K
4/9/2009	Measured	372	PATRIOT
2/12/2000	Inspected	263	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	267	PATRIOT
8/4/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6008		Sq. Ft.	Site		0	70.	1.00	12									420,169						420,200	

Total AC/HA:	0.13792	Total SF/SM:	6008	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,169	Spl Credit		Total:	420,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.17870092
Const Adj.:	0.98745072
Adj $ / SQ:	151.308
Other Features:	77000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	484689
Depreciation:	90152
Depreciated Total:	394537

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

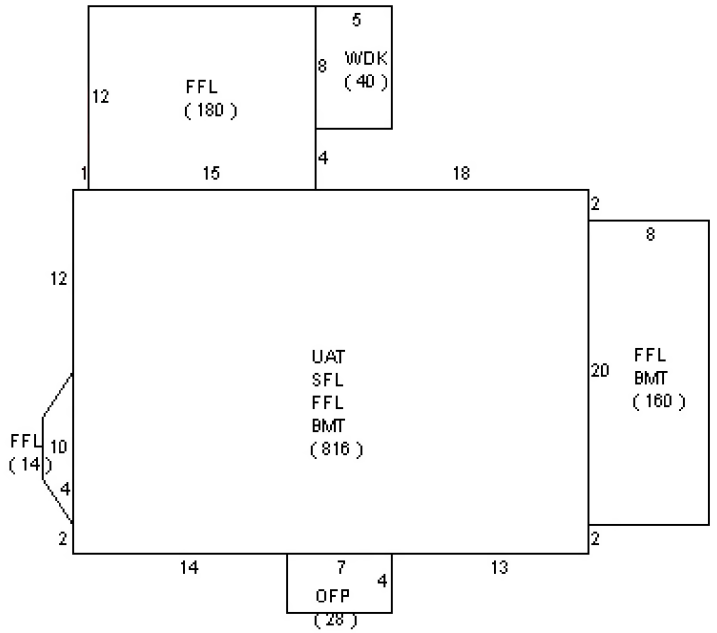
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	166.44
Special Features:	0	Val/Su Net:	121.99
Final Total:	394500	Val/Su SzAd	198.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,170	151.310	177,031
BMT	Basement	976	45.390	44,303
SFL	Second Floor	816	151.310	123,467
UAT	Upper Attic	204	83.220	16,977
WDK	Deck	40	15.800	632
OFP	Open Porch	28	43.450	1,217

	Net Sketched Area:	3,234	Total:	363,627	
Size Ad	1986	Gross Area	3846	FinArea	2088

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 066.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1955	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400